



STATE OF MICHIGAN



JENNIFER M. GRANHOLM  
GOVERNOR

DEPARTMENT OF NATURAL RESOURCES

LANSING

REBECCA A. HUMPHRIES  
DIRECTOR

November 13, 2007

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: Wildlife and Parks and Recreation 3-Way Land Exchange  
Oak Grove State Game Area – Livingston County  
Proud Lake Recreation Area – Oakland County

Participants: Walnut Trails LLC, Cohoctah, Michigan  
Walled Lake Consolidated School District (WLCSD), Walled Lake, Michigan

Land Transaction Case #20070295 and #20040054 (WLCSD)

Private Land Offered In Exchange: Livingston County, Deerfield Township, T04N, R05E, part of Sections 5 and 6, Parcel 2, Parcel 3 (Westerly Portion) and Parcel 1: The North part of the Southeast ¼ of Section 6, described as follows: Beginning at the Northeast corner of the Southeast ¼ of said Section 6; thence South on the Section line 105 rods to the center of the highway; thence West in the center of the highway and on line in continuation thereof 160 rods to the ¼ line; thence North on said ¼ line 105 rods to the Northwest corner of the Southeast ¼ of said Section 6; thence East on the ¼ line 160 rods to the point of beginning, except that part referenced as Parcel 1 to be fully described by survey completed prior to closing, and, Parcel 3 (Easterly Portion) being a part of the West ½ of the West ½ of the Southwest ¼ of Section 5; described as follows: The West ½ of the West ½ of the Southwest ¼ of said Section 5 excepting therefrom the following described parcel: Beginning at a point which is distant North 00° 19' 06" West 948.07 feet and North 89° 08' 16" East 266.45 feet and North 82° 04' 21" East 58.32 feet from the Southwest corner of said Section 5; thence North 00° 15' 42" West 140 feet; thence North 82° 04' 21" East 125 feet; thence East 210 feet; thence South 140 feet; thence West 210 feet; thence South 82° 04' 21" West 125 feet to the point of beginning. Also, excepting therefrom, that part lying South of the centerline of Cohoctah Road. Parcel 6 described as the East ½ of the South part of the Northeast fractional ¼ of Section 6, and Parcel 7 described as the South 30 acres of the Northeast ¼ of the Northeast fractional ¼ of Section 6, and a deeded 33-foot wide right of way being a part of the Northwest fractional ¼ of Section 5, described as follows: Commencing at the

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Southwest corner of the said Northwest fractional ¼ of Section 5, thence North on the West Section line 2 rods; thence East parallel with the East and West ¼ line 80 rods to the East line of the West ½ of the said Northwest fractional ¼ of Section 5, thence South 2 rods; thence West on the East and West ¼ line 80 rods to the point of beginning. 186.0 acres more or less.

Appraised Value: \$660,000.00

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Stipulations: (1) Finalization of the legal description above is contingent on the completion of a survey by Walnut Trails LLC to identify the boundaries of a 9-acre parcel with a house that is being excluded from the parent tract.

(2) That closing will take place by January 21, 2007.

Property Taxes: The property taxes for 2006/2007 were \$3,179.62 but included other lands that are not part of this purchase.

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State Land Desired In Exchange: Oakland County, Commerce Township; An undivided 16 % interest (13.32 equated acres) in a parcel of land described as: A parcel of land located in the N ½ of Section 11, T02N, R08E, being more particularly described as: Beginning at the NE corner of said Section 11; thence S 2° 19' 18" E, 2,247.79 feet along the East line of said Section 11; thence S 87° 12' 59" W, 1,114.00 feet; thence S 2° 19' 18" E, 400.00 feet to a point on the East-West ¼ line of said Section 11 (Commerce Road – 33 feet ½ width); thence S 87° 12' 59" W, 101.82 feet along said ¼ line; thence N 1° 15' 01" W 577.50 feet; thence S 87° 12' 59" W, 528.00 feet; thence S 1° 15' 01" E, 177.42 feet; thence S 87° 12' 59" W, 1,001.69 feet to a point on the North-South ¼ line of said Section 11; thence N 1° 46' 44" W, 444.00 feet along said ¼ line; thence N 53° 56' 18" E, 3,287.46 feet to the Point of Beginning and containing 83.24 acres.

Appraised Value: \$660,000.00

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Authority: Part 5 of Act 451, Public Acts of 1994, as amended

Notice: This item will appear on the Department of Natural Resources' (Department) November 26, 2007 Calendar and is eligible for approval on December 3, 2007.

Comments: This 3-way exchange proposal benefits both the Department and the participants. The Department will receive the 186 acres offered by Walnut Trails LLC, WLCSD will receive a 13.32-equated-acre portion of the 83.24-acre State-owned parcel it desires to acquire, and Walnut Trails LLC will receive fair market value for its land. The desired State-owned land was

reviewed and approved for disposal as part of the Department's Land Consolidation Strategy.

The offered land is located in northern Livingston County, nine miles north of Howell, and abutting the northerly portion of 2,012 acres managed as the Oak Grove State Game Area (OGSGA).

The offered property is vacant and contains 186 acres. The parcel exhibits an irregular shape and displays a level to hilly topography consisting of a combination of cropland, open grassland, and forested upland interspersed with marginally-drained wetland. The South Branch of the Shiawassee River provides significant water frontage and an attraction to a variety of wildlife. Floodplain associated with the Shiawassee River forms the wetland component of this tract and exhibits a forest cover of lowland hardwoods. Mixed northern hardwoods with scattered pine and spruce plantings comprise most of the forested upland component.

Access is available by way of 300 feet of frontage along Cohoctah Road, a county-maintained roadway, situated along a portion of the property's southern boundary. Also, a deeded right-of-way provides access for ingress and egress to the northern portion of the property from Lutz Road, a county-maintained roadway, located near the eastern boundary of the offered parcel. State-owned land adjoins this tract along the western border, and Livingston County land managed as Lutz County Park adjoins on the east side.

The offered land will include those mineral rights owned by Walnut Trails LLC.

The boundary of the OGSGA will be expanded to include the Walnut Trails LLC parcel. This acquisition will secure additional wetland wildlife habitat, and increase public recreational opportunities in the heavily populated southeast Michigan area.

The land desired by the WLCSD, and all stipulations associated with its disposal, are outlined in the memo of land transaction #20040054, which was reviewed and approved at the August 16, 2007, Natural Resources Commission meeting for conveyance of the property to the School District.

This 3-way exchange contributes significantly to the Department's goal of consolidating land within project boundaries. It incorporates into the OGSGA land that is very suitable for hunting and fishing as well as other outdoor recreation, and replaces land which no longer provides for the broad range of hunting opportunities that are expected of game and recreation areas in Michigan.

- Recommendations:
- (1) That this exchange be approved subject to those stipulations outlined above, and on the memo for transaction #20040054.
  - (2) That the boundary of the OGSGA be adjusted to include that part of this parcel which is located in T04N, R05E, Section 5.
  - (3) That any applicable transaction costs related to acquisition of the offered parcel be paid using proceeds from the sale to the WLCSD.

David E. Freed, Chief  
Land and Facilities

Kelley D. Smith, Chief  
Fisheries

Douglas A. Reeves, Acting Chief  
Wildlife

Lynne M. Boyd, Chief  
Forest, Mineral and Fire Management

Ronald A. Olson, Chief  
Parks and Recreation

Arminda S. Koch  
Resource Management Deputy

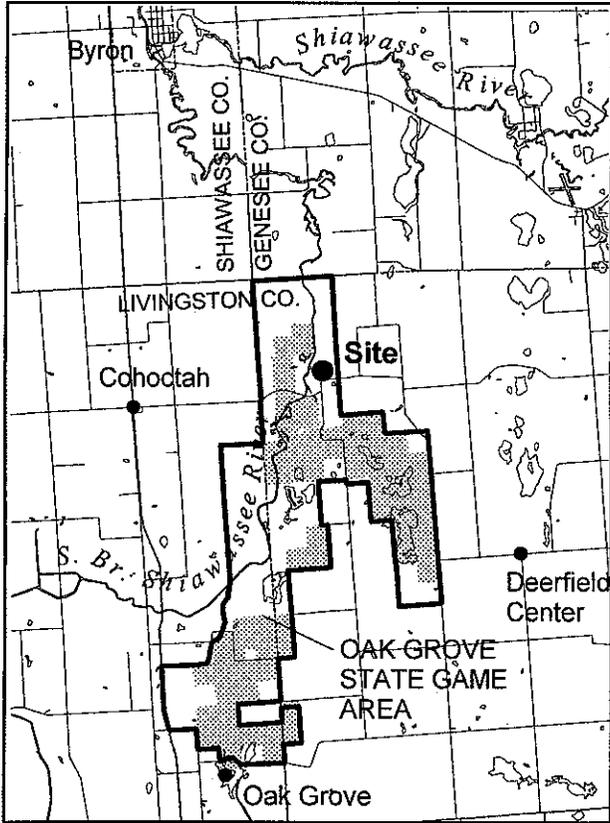
Dennis R. Fedewa  
Chief Deputy

I approve the staff recommendations.

Rebecca A. Humphries  
Director

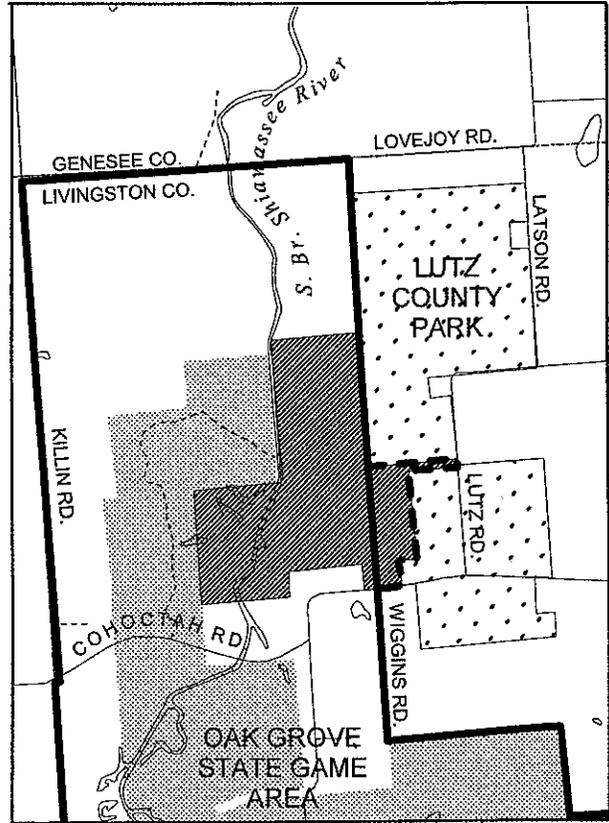
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Date Approved

**WILDLIFE LAND ACQUISITION AND BOUNDARY ADJUSTMENT**  
**Oak Grove State Game Area - Livingston County**  
**The Walnut Trails L.L.C. Tract**  
**Land Transaction Case #20070295**  
**(Map 1 of 2)**



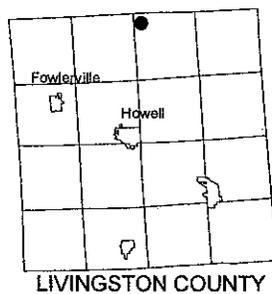
Regional Location

- State Game Area Boundary
- State Land
- Private Land

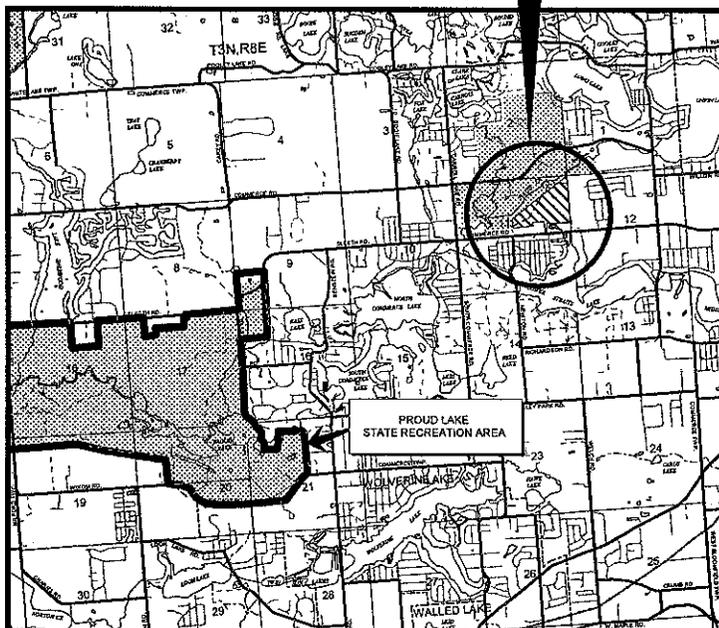
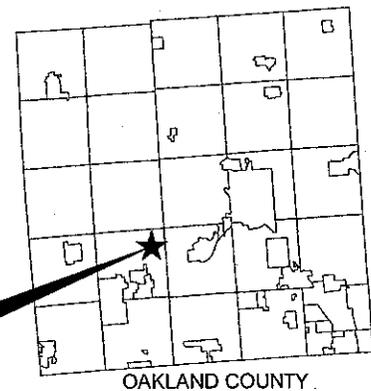
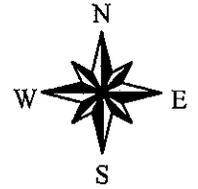
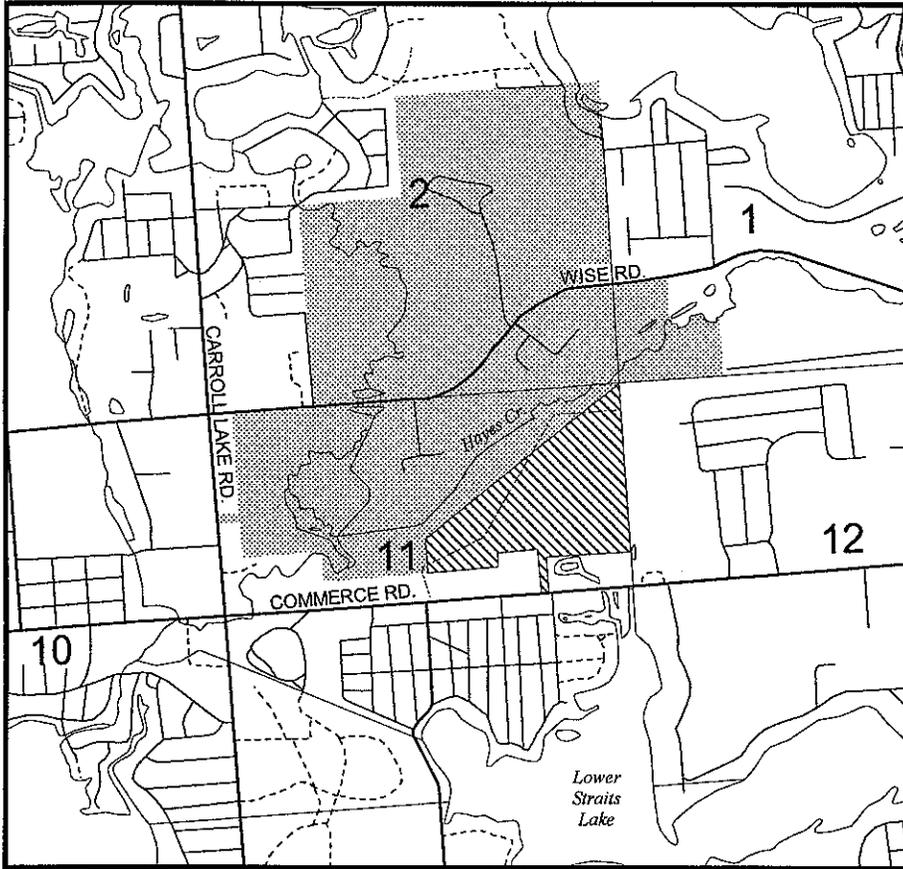


Sections 5 and 6, T04N, R05E  
 Cohoctah Township

- State Game Area Boundary
- Proposed Boundary Adjustment
- Land Offered to DNR  
(186.00 acres - \$660,000.00)
- County Park Land
- State Land
- Private Land



EXCHANGE OF DEDICATED STATE-OWNED LAND  
 Proud Lake State Recreation Area - Oakland County  
 Land Transaction Case #20040054  
 (Map 2 of 2)



- Proud Lake State Recreation Area Boundary
- State Land to be Exchanged (16% of 83.24 acres or 13.32 equated acres)
- State Land
- Private Land

SOURCE  
 MICHIGAN DEPARTMENT OF NATURAL RESOURCES  
 FOREST, MINERAL AND FIRE MANAGEMENT

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 revised 11-08-07, 8:00 am